



THE CITY OF SAN DIEGO
MANAGER'S REPORT

DATE ISSUED: February 25, 2005 REPORT NO. 05-056

ATTENTION: Public Safety and Neighborhood Services Committee
Agenda of March 2, 2005

SUBJECT: Status on San Diego Fire-Rescue Training Facilities as they relate
to the Regional Public Safety Training Institute

REFERENCE: Manager's Report #05-010 – Presented on January 7, 2005

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON
THE PART OF THE COMMITTEE OR THE CITY COUNCIL

BACKGROUND

In 1993, as a result of the U.S. Navy's Base Realignment and Closure program (BRAC), the City acquired approximately 101 acres of the old Naval Training Command property known as Camp Nimitz. This site, now the Regional Public Safety Training Institute (RPSTI), was transferred to the City upon signing the Memorandum of Agreement (MOA) between the Federal Government and the City of San Diego. The property was deeded to the City with the stipulation that this site be used solely for education and training purposes.

The Regional Public Safety Training Institute (RPSTI), Joint Powers Agreement (JPA), was formed in 1994. The JPA partners are the City of San Diego, County of San Diego, and the San Diego Community College District. The purpose of the JPA was to develop, finance, and administer the facility and its programs for the delivery of training to the public safety employees of the participating agencies. The RPSTI has the power to issue revenue bonds.

DISCUSSION

The JPA is governed by the Executive Board of Directors made up of the San Diego City Manager, County Chief Administrative Officer, and the Chancellor of the Community College District. There is also an Executive Committee which oversees and directs the management and operation of the RPSTI. The Executive Committee consists of the San Diego Police Chief, San Diego Fire Chief, San Diego County Sheriff, President of Miramar College, Assistant Chancellor of the San Diego Community College District, the President of the San Diego County Fire Chief's Association; and, the President of the San Diego County Chief's and Sheriff's Association.

The City of San Diego Police Department has served as the treasurer of the JPA and the San Diego Fire-Rescue Department has served as the custodians of the site since its inception. Currently, the Fire-Rescue Department through its Training Division conducts all fire training operations at this site. The Fire Training Division staff offices are also located at the RPSTI. This is the Fire Departments only training facility. The Fire Science Division of Miramar College is also housed at this site.

The original site acquired in 1993 consisted of 101 acres. The initial concept and plans of the JPA were deeply rooted in the full use of these 101 acres. These plans included an Emergency Vehicle Operations Course (EVOC) course and a large drill ground for conducting large scale fire hose evolutions and simulations. During the course of the last ten years through a combination of Council and Managerial actions, the site has now diminished in size to 24.7 acres.

Currently, the RPSTI is conducting its third study since 1994 to determine and develop a site design. In 2003 Rick Engineering was contracted to develop the latest site design. A concept design has been recommended by the JPA Executive Committee and will be presented to the Executive Board for approval on March 10, 2005.

This third study of the RPSTI was undertaken because previous design and development studies of the site had been deemed too expensive to develop. As a result, this third study presented three options to the Executive Committee on January 28, 2004. After presentation by the consultants and considerable discussion, the Executive Committee voted unanimously to recommend what is referred to as Option 1 to the Executive Board (a plan view of Option 1 is in the associated slide presentation). In the opinion of The Executive Board, Option 1 was the only option that fulfilled the needs of all the member agencies. As a result of this latest study, a working estimate of \$118 million has been presented to develop the preferred option.

Still at issue, however, is the subject of how this project will be funded. Although the JPA has the authority to issue revenue bonds, a revenue source adequate to service the potential bond debt has not been identified. The original concept for the RPSTI envisioned a destination training site that included, among other features, a hotel, an Emergency Vehicle Operations Course, and various props where students from the entire western United States could reside for up to a week while engaged in a variety of training

classes and exercises. Because of the reduction in size of the RPSTI, however, the original concept is unfeasible.

The Executive Board could make a decision as soon as March 10, 2004, but perhaps in order to prevent a repeat of what occurred with the previous site design studies, other options should be considered. Some of these options might include the following:

- Accept Option 1 and proceed with detailed site surveys and the permitting process while exploring funding sources.
- Maintain the property in its current configuration while exploring creative means to fund the development of Option 1.
 - SDFD could pursue long term lease agreements with appropriate tenants and generate revenue that would be used to maintain and upgrade the facility. Current lease revenues pay for all site utility and contractual costs. Additional lease revenue would be used to address deferred maintenance needs and to develop the site incrementally.
 - Maintain availability of the site for Police Department use.
 - This site is SDFD's only training resource.
 - Encourage the expenditure of funds set aside by the Community College District to be used for the development of an EVOC course on a site at Miramar Air Station.
- Lease the entire site to some other agency or agencies and utilize that revenue to fund the development of training facilities at some other location. With the exception of the EVOC, however, no other potential facilities are being studied at this time.

Respectfully submitted,

Jeff Bowman
Fire Chief

Approved: P. Lamont Ewell
City Manager

BOWMAN/JJ